

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 09, 2021 01:13 PM Fee: \$38.00

2021269789

Electronically Recorded

MANAGEMENT CERTIFICATE

ANGEL BAY PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Angel Bay Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Angel Bay (the "Subdivision Development").
2. The name of the Association is Angel Bay Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Angel Bay, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 199900173 in the Plat Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded at Document No. 1999035407 in the Official Public Records of Travis County, Texas.

Non-Point Source Pollution Restrictive Covenant for Angel Bay Subdivision, recorded at Document No. 1999035408 in the Official Public Records of Travis County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded at Document No. 1999037847 in the Official Public Records of Travis County, Texas.

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded at Document No. 1999042184 in the Official Public Records of Travis County, Texas.

First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 1999072681 in the Official Public Records of Travis County, Texas.

Second Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 2001009939 in the Official Public Records of Travis County, Texas.

Annexation of Property into the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 2001077343 in the Official Public Records of Travis County, Texas.

Amended and Restated Annexation of Property into the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 2001146918 in the Official Public Records of Travis County, Texas.

Third Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 2002007329 in the Official Public Records of Travis County, Texas.

By-laws of Angel Bay Property Owners Association, Inc., recorded as Document No. 2002049502 in the Official Public Records of Travis County, Texas.

Boat Docks License Agreement, recorded as Document No. 2007046389 in the Official Public Records of Travis County, Texas.

Angel Bay POA Community Manual, recorded as Document No. 2011191950 in the Official Public Records of Travis County, Texas.

Payment Plan Policy for Angel Bay Property Owners Association, Inc., recorded as Document No. 2017164592 in the Official Public Records of Travis County, Texas.

Certificate of Secretary Regarding Amendment to By-Laws for Angel Bay, recorded as Document No. 2018130877 in the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Angel Bay Property Owners Association, Inc., recorded as Document No. 2019068011 in the Official Public Records of Travis County, Texas.

Certificate of President of Angel Bay Property Owners Association, Inc. Regarding Amendment to By-Laws of Angel Bay Property Owners Association, Inc., recorded as Document No. 2020004435 in the Official Public Records of Travis County, Texas.

Fourth Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Angel Bay, Travis County, Texas, recorded as Document No. 2021046858 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Angel Bay Property Owners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00

Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 18 day of November, 2021.

ANGEL BAY PROPERTY OWNERS ASSOCIATION, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Douglas
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by
Douglas, Registered Agent for Angel Bay Property Owners
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature: Kelly A. Kilpatrick]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
ANGEL BAY PROPERTY OWNERS ASSOCIATION, INC.